



Broadwater Gardens

HAREFIELD, MIDDLESEX, UB9 6AL



£389,950

Rodgers Estate Agents are delighted to offer for sale this superb two double bedroom semi-detached house, situated in a popular residential location in Harefield village. The ground floor accommodation comprises of an entrance hallway, lounge/reception room, spacious modern fitted kitchen and conservatory. The first floor boasts two double bedrooms, bathroom and separate WC. The house also benefits from a rear garden with brick built storage and a private driveway with off street parking to the front. The property is located just over a mile from Denham Chiltern Line Station with its fast trains into London. Other benefits include double glazing and gas central heating. A viewing is highly recommended, please contact the Harefield office to arrange a viewing.

ENTRANCE HALLWAY

Side entrance door leading to the hallway. Wooden flooring. Radiator. Under stairs storage cupboard. Carpeted stairs leading to the first floor. Doors to the lounge/reception room and kitchen.

LOUNGE / RECEPTION ROOM

16' 3" x 10' 7" (4.96m x 3.22m) Double glazed front aspect window. Feature brick fireplace with a gas fire. Wooden flooring. Radiator.

MODERN FITTED KITCHEN

11' 8" x 9' 7" (3.56m x 2.91m) Spacious modern fitted kitchen with a breakfast bar area. Good range of wall and base units. Built in Bosch oven and induction hob with stainless steel extractor above. Built in fridge/freezer. Fitted washing machine. One and a half bowl sink and drainer unit. Wooden flooring. Part tiled walls. Radiator. Ceiling spotlights. Open to the conservatory.

CONSERVATORY

11' 4" x 7' 9" (3.45m x 2.37m) Double glazed rear aspect French doors leading to the garden. Double glazed side and rear aspect windows. Wooden flooring. Wall mounted electric heater.

FIRST FLOOR HALLWAY

Double glazed side aspect window above the stairs. Carpet. Radiator at the top of the stairs. Loft access hatch. Door to the bedrooms, bathroom and separate WC.

BEDROOM ONE

13' 5" x 11' 11" (4.09m x 3.62m) Double glazed rear aspect window. Carpet and radiator. Built in open wardrobes. Built in storage cupboard housing the boiler.

BEDROOM TWO

10' 3" x 9' 3" (3.13m x 2.83m) Double glazed front aspect window. Carpet and radiator.

BATHROOM

Double glazed side aspect opaque window. Panel enclosed bath with built in power shower above and glazed shower screen. Hand wash basin. Tiled flooring and walls. Heated towel rail. Ceiling spotlights.

SEPARATE WC

Double glazed side aspect opaque window. Low level WC. Tiled walls.

REAR GARDEN

Rear garden with part lawn and part paved patio areas together with mature borders, plants and shrubs. Wooden shed. Secure side access gate.

BRICK BUILT STORAGE

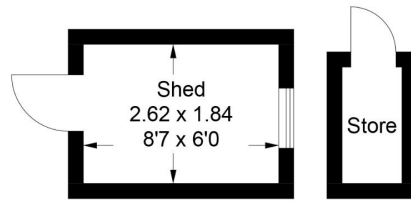
8' 7" x 6' (2.62m x 1.84m) Brick built storage shed with a rear aspect window. Power and lighting. Further brick built store.

PRIVATE DRIVEWAY

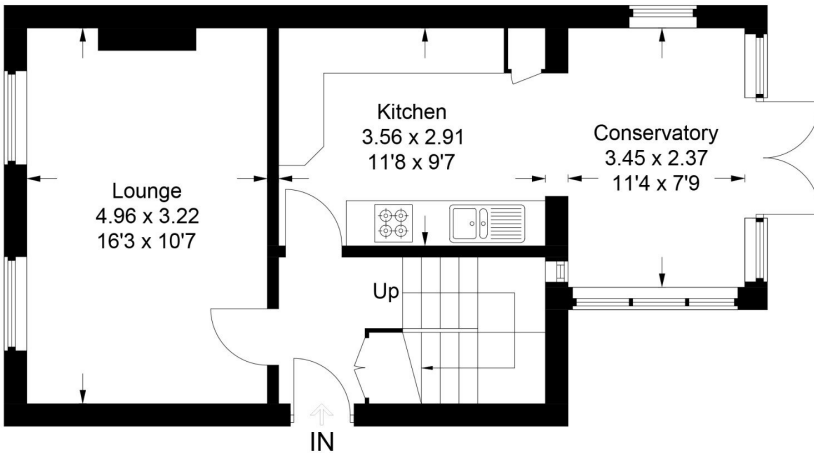
The house also benefits from a private driveway with off street parking to the front.



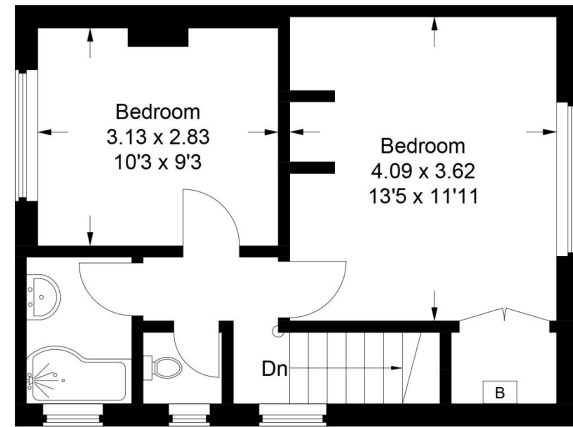
Approximate Gross Internal Area
 Ground Floor = 44 sq m / 474 sq ft
 First Floor = 35.3 sq m / 380 sq ft
 Outbuildings = 6.0 sq m / 64 sq ft
 Total = 85.3 sq m / 918 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		73
(55 to 68)	D		
(39 to 54)	E	49	
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland			EU Directive 2002/91/EC

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